



City of Seattle

Gregory J. Nickels, Mayor
Department of Design, Construction and Land Use
D. M. Sugimura, Director

CITY OF SEATTLE ANALYSIS AND DECISION OF THE DIRECTOR OF THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE

Application Number: 2301986

Applicant Name: Julie LeDoux for Steve Williams Custom Homes

Address of Proposal: 2743 NE 103rd Street

SUMMARY OF PROPOSED ACTION

Master Use Permit to short subdivide one parcel of land into three parcels. Proposed parcel areas are: Parcel A) 7,473.3 sq. ft., Parcel B) 7,471.7 sq. ft. and Parcel C) 7,471.7 sq. ft. The existing single-family residence and garage will be removed prior to sale or transfer of ownership.

The following approval is required:

Short Subdivision - to create three parcels of land.
(Seattle Municipal Code Chapter 23.24)

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading, or demolition, or
 another agency with jurisdiction.

BACKGROUND DATA

Site Description

This approximately 24,294 square foot site is located in a Single-Family 7200 (SF 7200) zone accessible from an access easement from the south side of NE 103rd Street. NE 103rd Street is paved and has no curb or sidewalk improvements.

The site, which is relatively flat, contains an existing single-family dwelling and detached garage. The proposal includes removal of both structures upon sale or transfer of ownership of any of any of the parcels. The site is vegetated with trees, grass, bushes and other plants.

Area Development

Development in the vicinity of the proposal site consists of single-family residential structures.

Proposal Description

The applicant proposes to short subdivide one parcel of land into three parcels of land. Proposed parcel areas are: Parcel A) 7,473.3 sq. ft., Parcel B) 7,471.7 sq. ft. and Parcel C) 7,471.7 sq. ft. The existing single family residence and detached garage will be removed prior to sale or transfer of ownership of any parcel.

Public Comments

The public comment period for the proposed project ended on May 7, 2003. Three comment letters were received expressing concerns over increased traffic on NE 103rd St, overburdening of the existing access easement, obstruction of view, drainage, property value, building setback lines, construction noise, and property damage during construction.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short subdivision shall be approved unless all of the following facts and conditions are found to exist. The findings which follow are based upon information provided by the applicant; review of access, drainage and zoning within the Department of Design, Construction and Land Use (DCLU); review from Seattle Public Utilities, Seattle Fire Department and Seattle City Light; and, review by the Land Use Planner.

1. Conformance to the applicable Land Use Code provisions;

The lots created by this proposed subdivision conform to the requirements of the Single Family 7200 zone. The configuration of the lots will allow for the construction of one single family residence per lot that would meet the development standards of the zone.

2. Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;

Each of the proposed lots will have adequate access for vehicles, utilities and fire protection. Access will be provided through a 29' wide access easement from NE 103rd Street.

The Seattle Fire Department has reviewed and approved this short subdivision application with respect to access for emergency vehicles

Seattle City Light reviewed the proposal and has requested that a utility easement be included with the final short plat to assure continued electric power service to the property. This requirement will be included as a condition of the short plat. As conditioned, this short plat provides for adequate access for vehicles, utilities, and fire protection.

3. Adequacy of drainage, water supply, and sanitary sewage disposal;

A public sanitary-only sewer (PSS) in NE 103rd Street is available for sanitary discharge from all of the proposed parcels, either individually or by way of a shared sanitary side sewer in the utility easement. A public ditch and culvert system running along the south property line is available for stormwater discharge from new construction on all of the proposed parcels with an additional easement as conditioned at the end of this document. Also, a public ditch and culvert system in NE 103rd Street is available for stormwater discharge by way of the proposed utility easement. Plan review requirements will be made at the time of building permit application.

Seattle Public Utilities reviewed the short subdivision application and approved a Water Availability Certificate, No. 2003-0409 on April 23, 2003. All conditions on the certificate must be met prior to receiving water service.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

The proposed short subdivision meets the minimum requirements of the SF7200 zone. The proposal meets all applicable criteria for approval of a short plat as discussed in this analysis and decision. The public use and interests are served by permitting the proposed division of land that will allow for the construction of additional housing.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*

The proposed short subdivision is not in a mapped or observed environmentally critical area therefore, criterion #5 does not apply to this proposal.

6. *Is designed to maximize the retention of existing trees;*

Currently a few Western Red Cedars, a couple of Spruces, a Douglas Fir, a Cyprus and apple and cherry trees exist on the site. These trees are located around the perimeter of the site and access to the individual lots would not require removal. Future construction is subject to the provisions of SMC 23.44.008I, which requires the preservation or planting of new trees on each site.

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

This criterion is not applicable to this proposal.

DECISION – SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED.**

CONDITIONS – SHORT SUBDIVISION

Prior to Recording

The owner(s) and responsible party(s) shall:

1. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing, trees and structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
2. Submit the recording fee and final forms for approval.
3. A joint use and maintenance agreement for any and all easements must be provided with the final recording documents
4. Include on the face of the plat the required City Light Easement.
5. Insert the following on the face of the plat; “Any tree removal or replacement is subject to the requirements of Seattle Municipal Code 23.44.008I.”
6. Add the conditions of approval after recording on the face of the plat, or on a separate page if needed. If the conditions are on a separate page, insert on the plat “for conditions of approval after recording see page__ of __.” If necessary, renumber the pages.
7. Provide on the plat an easement that includes an extension of the proposed Ingress, Egress and Utility easement to the southerly property line of proposed Parcel C for stormwater discharge access from all proposed parcels to the ditch and culvert that runs along the southerly property line of proposed Parcel C.

Prior to Sale or Transfer of Ownership

8. The existing single family structure and detached garage shall be removed prior to sale or transfer of ownership.
9. The access easement shall conform to the standards of section 23.53.025B prior to sale or transfer of ownership of any parcel.

At time of building permit application

10. Attached a copy of the recorded short subdivision to all sets of building permit application plans.
11. The first building permit will require an all-site grading, permanent drainage and erosion control project.

Prior to Issuance of any Building Permit

12. Provide drainage plans showing that the new construction will provide a shared detention system at time of building permit application. New construction on all proposed parcels shall be required to discharge to a shared detention system.

Signature: (signature on file) Date: July 3, 2003

Lori Swallow, Land Use Planner

Department of Design, Construction and Land Use